File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#16395

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MARIAN B. EICHELMAN (NAME)	CAPITAL BANK & TRUST COMPANY (NAME)	117-4
2608 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	1820 West End Avenue (STREET ADDRESS)	96
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	24W1355

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PAUL W. COWAN AND WIFE, FRANCES F. COWAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIAN B. EICHELMAN, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BOOK 11446 PG. 943

Land in Davidson County, Tennessee, being the northerly 50.0 feet of the southerly 55.0 feet of Lot No. 193 in Belmont Land Company's plan of Lots, called "Belmont Heights", of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 193 fronts 50.0 feet on the easterly side of Oakland Street and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Paul W. Cowan and wife, Frances F. Cowan by deed from Jonathan Jager and wife, Kathryn E. Guest of record in Book 8244, page 519, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 34, said Register's Office.

99 FEB 26 PM 2:47

05784490

unimproved ( )
This is improved (X) property, known as 2608 Oakland Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of April, 1999.

Paul W. Cowan
PAUL W. COWAN

Frances F. Cowan
FRANCES F. COWAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL W. COWAN AND WIFE, FRANCES F. COWAN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this ____ day of April, 19 99

My commission expires ____ Notary Public ____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF ____
COUNTY OF ____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ____ with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained, and who further acknowledged that ____ is the ____ of ____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this ____ day of ____, 19____.

My commission expires ____ Notary Public ____

My Commission Expires SEP 23 2001

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 99

MY COMMISSION EXPIRES: ____ Notary Public ____
(AFFIX SEAL)

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEP 23 2001

WARRANTY DEED

FROM

PAUL W. COWAN AND WIFE,
FRANCES F. COWAN

TO

MARIAN B. EICHELMAN

05-716 RECORDED 10:10 23/APR 1999

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11446 PG. 950

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05/8490

99 MAR 23 PM 2:47

CAMT
245000.00
CON TX 906.50
PRFEE 1.00
MISCED 8.00
CFEE 2.00
TOTAL 917.50
CHECK 917.50

[illegible] 99 01 14:49 0001 7082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477017